

LINCOLN CITY/LANCASTER COUNTY PLANNING STAFF REPORT

for June 21, 2006 PLANNING COMMISSION MEETING

PROJECT #: Change of Zone #06036

PROPOSAL: Change from county I Industrial zoning district to city I-1 Industrial zoning district on property now within Lincoln's zoning jurisdiction.

LOCATION: Northwest corner of 134th and "O" Streets

LAND AREA: 75.79 acres, more or less

EXISTING ZONING: County I Industrial

CONCLUSION: Due to recent annexations, Lincoln zoning jurisdiction has expanded to include these properties, previously under the county's jurisdiction. The Zoning Ordinance directs the Planning Director to change the zoning from the existing county designation to the most similar city designation.

<u>RECOMMENDATION:</u>

Approval

GENERAL INFORMATION:

LEGAL DESCRIPTION:

Parcel 1: Lots 31, 49, and 50 of Irregular Tracts, located in the SW1/4 of Section 21 T10N R8E, Lancaster County, Nebraska.

Parcel 2: Lot 33 of Irregular Tracts, located in the SW1/4 of Section 21 T10N R8E, Lancaster County, Nebraska.

EXISTING LAND USE:

Parcel 1: Manufacturing/Assembly

Parcel 2: Mini-storage and warehouse

SURROUNDING LAND USE AND ZONING:

North:	Agricultural	AG Agricultural
South:	Acreages	AG Agricultural
East:	Acreages	AG Agricultural
West:	Agricultural	AG Agricultural

HISTORY:

- Apr 2006 Annexation #04003 added approximately 318 acres to the City in an area generally bounded by "O" and Holdrege Streets, from 95th Street to 104th Street.
- 1950s This property has been zoned I Industrial since sometime in the 1950s.

COMPREHENSIVE PLAN SPECIFICATIONS: The Land Use Plan identifies this property as Industrial. (F 25)

ANALYSIS:

1. This is a request by the Planning Director to rezone property from the county I Industrial district to the city I-1 Industrial district.
2. The City of Lincoln has zoning jurisdiction over the unincorporated areas within three miles of its corporate limits. When additional property is annexed into the city, this 3-mile limit expands accordingly. Once the 3-mile limit envelops land that is within county jurisdiction, LMC §27.05.050 directs the Planning Director "to initiate a change of zone to the appropriate city zoning classification closest in use and area regulations to the previous county zoning."
3. The majority of the new area that falls with Lincoln's jurisdiction is zoned AG Agricultural or AGR Agricultural Residential. These two districts are identical in the county and city, so no change to these properties is needed.
4. Parcel 1 contains three lots and 34 acres, and is currently used for manufacturing and assembly. Parcel 2 contains one lot and 42 acres, and is currently used for mini-storage and warehousing. Building permit plans submitted for this parcel show several additional building shells, one of which appears intended for a restaurant while several others are divided into bays suitable for small office or retail uses.
5. The County I and City I-1 districts are quite similar. Each allows any legal use not in conflict with other regulations, as well as certain uses that must be approved by special permit. The City I-1 district allows taller buildings and smaller setbacks than the County I district. Parking and signage are regulated in a similar but not identical manner.
6. The existing uses would be allowed by right, without the need for a special permit. They also appear to meet all requirements of the City I-1 district.

Prepared by:

Planner

Date: May 30, 2006

Applicant: Marvin Krout
Director of Lincoln/Lancaster County Planning Department
555 South 10th Street, Suite 213
Lincoln, NE 68508
402.441.7491

Owner: Parcel 1:
Parker-Hannifin Corporation
6035 Parkland Boulevard
Cleveland, OH 44124
216.896.3000

Parcel 2:
Skoda Development
14030 "O" Street
Lincoln, NE 68520
402.489.9027

Contact: Greg Czaplewski
Development Review Planner
555 South 10th Street, Suite 213
Lincoln, NE 68508
402.441.7620



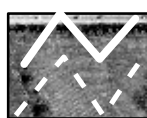
Change of Zone #06036 134th & O Streets

2005 aerial

Zoning:

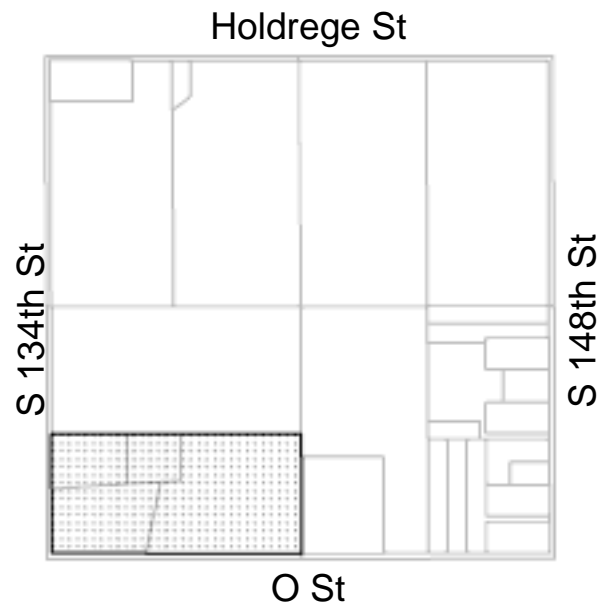
R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

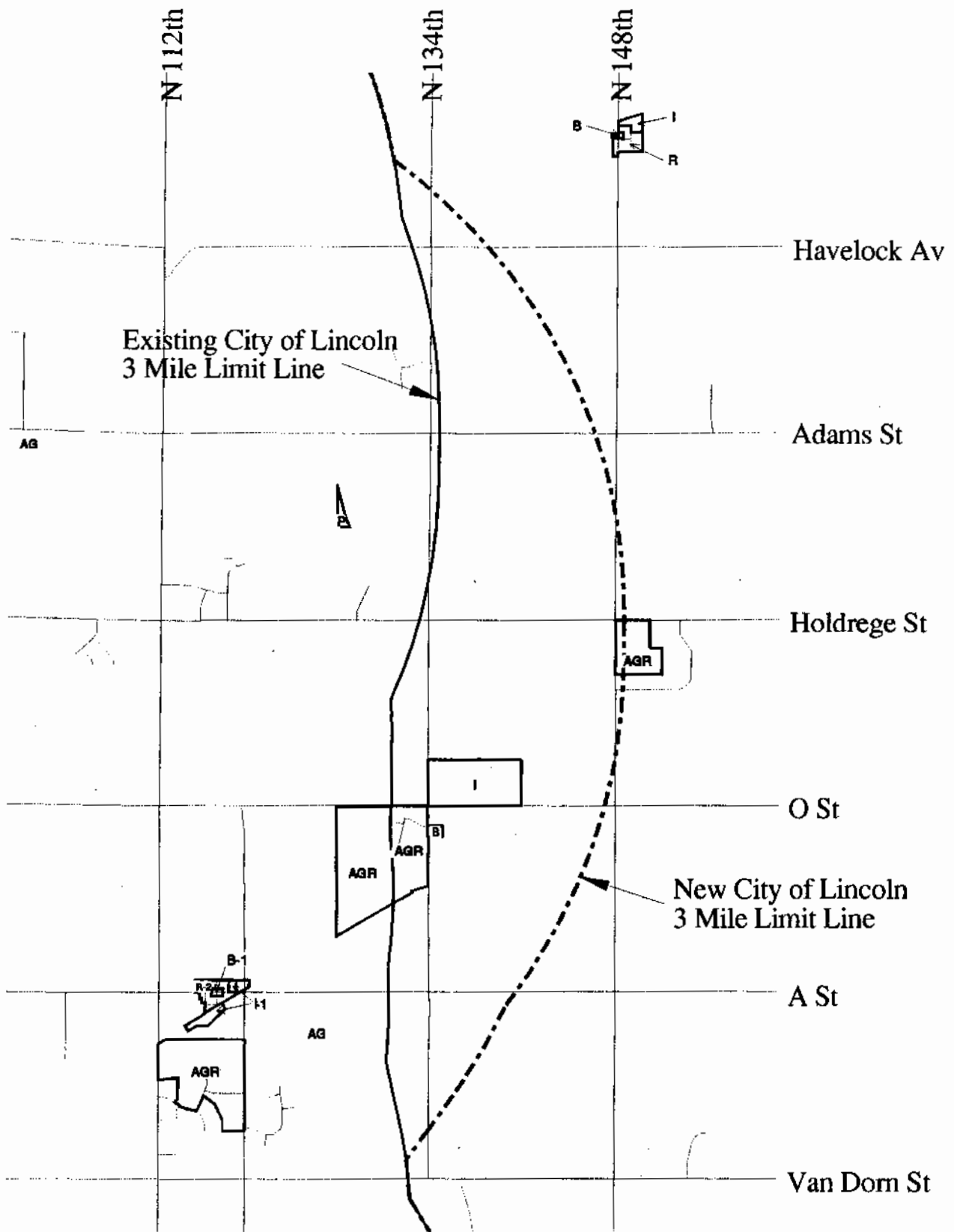
One Square Mile
Sec. 21 T10N R8E



Zoning Jurisdiction Lines

City Limit Jurisdiction





County B and I Zoning that now falls
Inside City of Lincoln 3 Mile Jurisdiction

Scale: 1 Inch = 4100 Feet